

**LEMON GROVE CITY COUNCIL
AGENDA ITEM SUMMARY**

Item No. 4
Mtg. Date April 19, 2016
Dept. Development Services Department

Item Title: [Public Hearing to Consider an Appeal AA1-600-0001 of the Development Services Director Determination Regarding the Denial of a Home Occupation Permit Application for General Gunsmithing.]

Staff Contact: [Dave DeVries, Development Services Director
Miranda Evans, Assistant Planner]

Recommendation:

1. [Conduct the public hearing; and
2. Either adopt a Resolution (**Attachment B**) upholding the Development Services Director determination to deny the home occupation permit or adopt a Resolution (**Attachment C**) reversing the decision of the Development Services Director conditionally approving the home occupation permit for general gunsmithing.]

Item Summary:

[On February 16, 2016, Mr. James Woods applied for a home occupation permit to perform general gunsmithing (which includes firearm service, repair, and restoration) from his single-family home located at 8204 Blossom Hill Court. Upon submission of his home occupation permit, Mr. Woods was informed that gunsmithing is not shown as a permitted use or a conditionally permitted use within the City of Lemon Grove. For this reason, the Home Occupation permit was denied. Mr. Woods is appealing this determination prohibiting general gunsmithing in his home. The staff report outlines Mr. Wood's administrative appeal request in more detail.]

Fiscal Impact:

None.

Environmental Review:

- | | |
|---|---|
| <input checked="" type="checkbox"/> Not subject to review | <input type="checkbox"/> Negative Declaration |
| <input type="checkbox"/> Exempt, Section _____ | <input type="checkbox"/> Mitigated Negative Declaration |

Public Information:

- | | | |
|---|---|--|
| <input type="checkbox"/> None | <input type="checkbox"/> Newsletter article | <input type="checkbox"/> Tribal Government Consultation Request |
| <input checked="" type="checkbox"/> Notice published in local newspaper | | <input checked="" type="checkbox"/> Notice to property owners within 500 ft. |

Attachments:

- | | |
|---------------------------------------|------------------------------|
| A. [Staff Report | E. Applicant's Letter |
| B. Resolution of Denial | F. Director Determination |
| C. Resolution of Conditional Issuance | G. Appeal Application |
| D. Home Occupation Permit Application | H. Aerial and Vicinity Map] |

[]

[]

Attachment A

LEMON GROVE CITY COUNCIL STAFF REPORT

Item No. 4

Mtg. Date April 19, 2016

Item Title: **[Public Hearing to Consider an Appeal AA1-600-0001 of the Development Services Director Determination Regarding the Denial of a Home Occupation Permit Application for General Gunsmithing.]**

Staff Contact: [Dave DeVries, Development Services Director
Miranda Evans, Assistant Planner]

Background:

On February 16, 2016, James Woods applied for a home occupation permit for general gunsmithing under the business name CJ's Custom Shop. Gunsmithing relates to firearm repair, modification and manufacturing. Mr. Woods was informed by staff that the term "gunsmithing" is not specified as a permitted use in any zone in the City and therefore would not be allowed as a home occupation in the Residential Low/Medium Zone. Staff met with Mr. Woods and suggested that a zoning amendment be applied for to allow the City Council to consider gunsmithing and related restrictions as a home occupation or permitted use in commercial zones in the City and the applicant opted for an appeal of the decision to deny the home occupation application. The same day, Mr. Woods was issued an official letter of denial for his home occupation permit from the Development Services Department.

On February 25, 2016, Mr. Woods filed an appeal application stating that the denial of a home occupation permit was unwarranted because it is an acceptable accessory use and in compliance with home occupation provisions, that all required Federal and State permits will be obtained, and other reasons (**Attachment G**).

The applicant has submitted a letter identifying the justification for the home occupation (**Attachment E**). Staff has no additional response to the applicants justification, except that a garage is not allowed to be converted into an office or workshop in a single-family home unless a new two-car garage is provided.

Discussion:

The process for land use decisions begins with the General Plan. The General Plan Land Use Designation for this property is Low/Medium Density Residential which allows for detached houses primarily and accessory dwelling units, day care, open space, public facilities, and home businesses which are compatible with the surrounding neighborhood. The corresponding zones are established to prevent conflicting land uses from being located next to each other or within the vicinity, specifically: to promote, protect and preserve the public health, safety, peace, comfort and general welfare.

The Municipal Code is constructed as a restrictive code and it identifies only the uses that are allowed by right or by discretionary permit. Where the Municipal Code is silent or a particular use does not meet the functional and/or operational characteristics of an identified allowable use, that use is prohibited. Should the Council wish to continue to categorize the business solely as gunsmithing, a term not found in the LGMC, the Council may uphold the decision of the Development Services Director, further denying the home occupation permit (**Attachment B**). Should the Council wish to categorize gunsmithing as maintenance and repair of consumer goods, a permitted use in the General Commercial Zone, the Council may reverse the decision of the Development Services Director and approve the home occupation permit (**Attachment**

Attachment A

C). Under the approval scenario, the home occupation permit would be conditionally issued and, in accordance with the Bureau of Alcohol, Tobacco, and Firearms (ATF) provisions, the home occupation permit for gunsmithing would require a Federal Firearm Licensing (FFL) Level 1 (no selling, only service) license to perform the requested firearm repairs. Additionally, Sheriff licensing requires review and approval.]

Public Information:

The Notice of Public Hearing for this item was published in the April 7, 2016 edition of the East County Californian and mailed to all property owners within 500 feet of the subject property.

The City received no comments in response to the Notice of Public Hearing as of April 13, 2016. Staff will provide the Council at the time of the public hearing with any comments that may come in past the distribution of the staff report.

Conclusion:

[Staff recommends that the City Council conduct a public hearing and either adopt a Resolution (**Attachment B**) upholding the Development Services Director determination to deny the home occupation permit or adopt a Resolution (**Attachment C**) reversing the decision of the Development Services Director conditionally approving the home occupation permit for general gunsmithing at 8204 Blossom Hill Ct.]

Attachment B

RESOLUTION NO. []

RESOLUTION OF THE CITY COUNCIL OF THE [CITY OF LEMON GROVE UPHOLDING THE DECISION OF THE DEVELOPMENT SERVICES DIRECTOR DENYING A HOME OCCUPATION PERMIT FOR GENERAL GUNSMITHING AT 8204 BLOSSOM HILL COURT, LEMON GROVE, CALIFORNIA]

WHEREAS, on February 16, 2016, Mr. John Woods applied for a home occupation permit for general gunsmithing at 8204 Blossom Hill Ct. in the Residential Low/Medium Zone (APN: 577-720-07-00); and

WHEREAS, gunsmithing is defined as the service, repair, restoration, modification, and customization of firearms; and

WHEREAS, on February 16, 2016, the Development Services Department denied the home occupation permit because gunsmithing is not a permitted home occupation use within the Residential Low/Medium zone; and

WHEREAS, on February 25, 2016, Mr. John Woods filed an appeal application (AA1-600-0001); and

WHEREAS, the City Council duly noticed and held a public hearing on April 19, 2016 to consider the appeal of the Development Services Director determination; and

WHEREAS, the City Council finds that gunsmithing is not shown a permitted use within the City, and

WHEREAS, the appeal of this determination is not a project and is not subject to the environmental review requirements of the California Environmental Quality Act (CEQA); and]

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Lemon Grove hereby:

1. Upholds determination of the Development Services Director denying a home occupation permit for gunsmithing at 8204 Blossom Hill Ct.]

/////
/////

Attachment C

RESOLUTION NO. []

RESOLUTION OF THE CITY COUNCIL OF THE [CITY OF LEMON GROVE REVERSING THE DECISION OF THE DEVELOPMENT SERVICES DIRECTOR CONDITIONALLY APPROVING A HOME OCCUPATION PERMIT FOR GENERAL GUNSMITHING AT 8204 BLOSSOM HILL COURT, LEMON GROVE, CALIFORNIA]

WHEREAS, on February 16, 2016, Mr. John Woods applied for a home occupation permit for general gunsmithing 8204 Blossom Hill Ct. in the Residential Low/Medium Zone (APN: 577-720-07-00); and

WHEREAS, gunsmithing is defined as the service, repair, restoration, modification, and customization of firearms; and

WHEREAS, on February 16, 2016, the Development Services Department denied the home occupation permit because gunsmithing is not a permitted use with the City; and

WHEREAS, on February 25, 2016, Mr. John Woods filed an appeal application (AA1-600-0001); and

WHEREAS, the City Council duly noticed and held a public hearing on April 19, 2016 to consider the appeal of the Development Services Director determination; and

WHEREAS, the City Council finds that gunsmithing is a permissible use within the City and is categorized as a use, that provides maintenance, cleaning and repair services for consumer goods within applicable commercial zones, and

WHEREAS, the project is found to be categorically exempt from the California Environmental Quality Act (CEQA); and]

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Lemon Grove hereby:

1. Reverses the determination of the Development Services Director and conditionally approves the home occupation permit allowing for gunsmithing at 8204 Blossom Hill Court with conditions that appropriate Sheriff and Federal licenses for gunsmithing are obtained.]

/////

/////



HOME OCCUPATION PERMIT APPLICATION

Community Development Department / Planning Division

3232 Main Street, Lemon Grove, CA 91945

Phone: 619-825-3805 Fax: 619-825-3818

www.ci.lemon-grove.ca.us

A City of Lemon Grove Business License is required for all Home Occupation Permits. Please fill out the following application, answering all the questions completely and accurately.

NAME OF BUSINESS: C.I.'s Custom Shop PHONE: _____
 ADDRESS: 8204 BLOSSOM HILL CT. FAX: _____
LEMON GROVE, CA. 91945 EMAIL: _____

APPLICANT(S) NAME: James Woods

PROPOSED BUSINESS DESCRIPTION: General Gunsmithing

ARE YOU THE PROPERTY OWNER AT THIS ADDRESS ☒ YES ☐ NO

If you are not the Property Owner, please have the property owner answer the following questions, including a written statement that the property owner is aware that you propose to conduct a business out of this residence.

PROPERTY OWNER NAME: _____

PHONE NUMBER: _____

STATEMENT FROM PROPERTY OWNER: _____

PROPERTY OWNER SIGNATURE: _____

DATE: _____

I HEREBY AGREE TO ABIDE BY THE REGULATIONS STATED ABOVE.

BUSINESS NAME: _____

ADDRESS: _____

APPLICANT'S SIGNATURE: _____ DATE: 2-16-2016

TO BE COMPLETED BY PLANNING STAFF

APPLICATION PROCESSING:

ZONE: 24M

LAND USE: _____

APN: 517-720-07-00

DATE: 2/16/16

☐ APPROVED

☒ DISAPPROVED

FEES: _____

RECEIPT #: _____

☐ CONDITIONALLY APPROVED (See Below)

COMMENTS and/or CONDITIONS: _____

Attachment D



CITY OF LEMON GROVE

3232 Main Street • Lemon Grove, CA 91945
Attn: Business License • (619) 825-3800

BUSINESS LICENSE APPLICATION

☒ New Application
☐ Change of Business Name

Business Name <u>CJ's Custom Shop</u> Business Location <u>8204 Blossom Hill Ct.</u> <small>(Not P.O. Box)</small> <u>Lemon Grove</u> <u>CA</u> <u>91945</u> <small>City State Zip</small> Mailing Address _____ <small>(If Different)</small> <u>_____</u> <u>_____</u> <u>_____</u> <small>City State Zip</small> Bus. Phone (619) _____ Bus. Fax () _____ E-Mail Address _____		Enter number of Employees <div style="border: 1px solid black; width: 40px; text-align: center; margin: 0 auto;">0</div> Enter number of Vehicles <div style="border: 1px solid black; width: 40px; text-align: center; margin: 0 auto;">1</div>													
Articles of Incorporation <input type="checkbox"/> YES <input type="checkbox"/> NO Fictitious Name Filed <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO Business In Operation Preceding year <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO															
<input type="checkbox"/> In-City <input type="checkbox"/> Out of City <input checked="" type="checkbox"/> Home Occupation															
Start Date <u>July 01, 2016</u> Description of Business <u>Gunsmithing - general</u> Ownership <input type="checkbox"/> Corporation <input type="checkbox"/> Ltd Liability Corp <input type="checkbox"/> Partnership <input checked="" type="checkbox"/> Sole Proprietor <input type="checkbox"/> Trust State Lic. No. _____ License Type _____ Expiration Date _____ Resale No. _____ Federal I. D. No. _____ State I. D. No. _____ <small>Enter below names of Owners, Partners, or Corporate Officers - One per line</small>															
Owner Name <u>James Woods</u> Title <u>Mr.</u> Phone _____ Home Address <u>8204 Blossom Hill Ct.</u> Cell Phone () _____ <u>Lemon Grove,</u> State <u>CA</u> Zip <u>91945</u> Owner Name _____ Title _____ Phone () _____ Home Address _____ Cell Phone () _____ <u>_____</u> City _____ State _____ Zip _____															
<small>In case of emergency, please contact:</small> Name _____ Title <u>Mrs</u> Phone () _____ Address <u>***DAME***</u> Cell Phone (619) _____ Name <u>(Cox Home Security) Cox Homelife</u> Phone No. <u>(609) 522-2277</u> <u>404-2563</u> Address _____ License No. _____															
I declare under penalty of perjury that to the best of my knowledge and belief the statements made herein are true and correct. Date: <u>2-11-2016</u> Signature of Owner or Representative: _____															
<div style="display: flex; justify-content: space-between;"> <div> OFFICIAL USE ONLY Business License No. _____ Receipt # _____ Date Paid _____ <input type="checkbox"/> Cash <input type="checkbox"/> Check <input type="checkbox"/> MC / VISA </div> <div> License Reviewed & Approved By: Planning Dept. DENIED Code Enforcement <u>1</u> Fire Dept. <u>1</u> COMMENTS: <u>RLM</u> <u>577-720-0700</u> </div> <div> <table border="1"> <tr><td>Base Fee</td><td>\$</td></tr> <tr><td>Employee Fee</td><td>\$</td></tr> <tr><td>Per Item Fee</td><td>\$</td></tr> <tr><td>Processing Fee</td><td>\$ 30.00</td></tr> <tr><td>Storm Water Fee</td><td>\$</td></tr> <tr><td>Fire Fee</td><td>\$</td></tr> <tr><td>TOTAL AMOUNT DUE</td><td>\$</td></tr> </table> </div> </div>		Base Fee	\$	Employee Fee	\$	Per Item Fee	\$	Processing Fee	\$ 30.00	Storm Water Fee	\$	Fire Fee	\$	TOTAL AMOUNT DUE	\$
Base Fee	\$														
Employee Fee	\$														
Per Item Fee	\$														
Processing Fee	\$ 30.00														
Storm Water Fee	\$														
Fire Fee	\$														
TOTAL AMOUNT DUE	\$														
Name as it appears on Credit Card: _____ Account # _____ Expiration Date: _____ Amount Authorized: \$ _____ Authorized Signature: _____															

MAKE CHECK PAYABLE TO THE
CITY OF LEMON GROVE

CITY OF LEMON GROVE SCHEDULE OF ANNUAL BUSINESS LICENSE FEES			
FIXED LOCATION IN CITY (IN-CITY)		BILLBOARD ADVERTISING	
Base Fee	\$ 15.00	Base Fee	\$ 100.00
Employee Charge	\$ 2.00 each	Three (3) or more	\$ 10.00 each
(Maximum Employee Charge = \$100.00)			
APARTMENTS		BOWLING ALLEY	
Per Unit (Min. fee = \$10)	\$ 3.00 each	Base Fee	\$ 15.00
		Per Lane	\$ 10.00
NO FIX LOCATION IN CITY (OUT-OF-CITY)		CIRCUS/CARNIVAL	
Wholesalers/Licensed Contractors		\$ 250.00	
Base Fee	\$ 15.00	COIN OPERATED VENDING MACHINES	
Employee Charge	\$ 2.00 each	Base Fee	\$ 25.00
(Maximum Employee Charge = \$100.00)		Per Machine	\$ 2.00
All Other Services		ICE CREAM CARTS, WAGONS/ FOOD VENDING VEHICLES	
Base Fee	\$ 40.00	Per Vehicle	\$ 200.00
Employee Charge	\$ 2.00 each	PAWNBROKERS	
(Maximum Employee Charge = \$100.00)		\$ 100.00	
RETAIL ROUTE DELIVERIES		PEDDLERS, SOLICITORS, TRANSIENT MERCHANT	
Base Fee Per Vehicle	\$ 40.00	Fixed Location On Tax Roll	\$ 10.00
AMUSEMENT/MECHANICAL/MUSIC		No Fixed Location On Tax Roll	\$ 15.00
Each Machine	\$ 25.00	POOL ROOMS, BILLARD	
AUCTION	\$150.00	Base Fee	\$ 15.00
ACTIONEER	\$ 75.00	Per Table	\$ 10.00
		PROFESSION	
		Base Fee	\$ 25.00
		Employee Charge	\$ 2.00 each
		(Maximum Employee Charge = \$100.00)	
		REAL ESTATE BROKER	
		Base Fee	\$ 15.00
		Per Salesman	\$ 10.00
		SHOOTING GALLERIES/ARCADE	
		Amusement Center	\$100.00
		TAXI CABS/VEHICLES FOR HIRE	
		In City	\$ 50.00
		Outside City	\$100.00
		TRAILER PARK	
		Base Fee	\$ 15.00
		Per Space	\$ 2.00 each
		OTHER CHARGES	
		PROCESSING FEE	\$ 30.00
		Annual for All Businesses	
		STORM WATER FEE	
		Varies - see "Storm Water Fee Schedule"	
		FIRE INSPECTION FEE	
		Varies - see "Fire Fee Schedule"	
		DUPLICATE LICENSE	\$ 2.00
		BUSINESS NAME CHANGE	\$ 2.00

HOME OCCUPATION - GENERAL INFORMATION	
Description of Proposed Business:	
a) Describe any product to be manufactured or assembled.	<u>Fire arms disassembly/Reassembly</u>
b) Describe materials or supplies to be stored in or at your home.	<u>gun oils and tools</u>
c) Describe any service you will provide.	<u>see attached</u>
d) Describe any machinery or equipment to be used (type, size, number, horsepower.)	<u>see attached</u>
e) Please give any additional details to fully describe the nature of the proposed business. Attach an additional page if necessary.	
<u>see attached</u>	
f) Approximately what percentage of the floor area of your home will be used in the home occupation.	
<u>80% of Garage</u>	
g) During what hours of the day will the home occupation be conducted.	
<u>0900 - 1500 M-F</u>	
h) If any vehicles will be used in the conduct of your home occupation, please describe them (number, size, capacity, intended use, etc.)	
<u>1 personal vehicle for transportation of items, Jeep Wrangler</u>	
i) If you anticipate commercial deliveries or pick-up of items produced on the premises, please describe the type of commercial carrier and the frequency of deliveries and pick-ups.	
<u>USPS, FEDEX, UPS 1-4 times per month.</u>	
<p>Do all the persons who are employed in the home occupation live in your home? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO</p> <p>Will there be any visible evidence that you are conducting a home occupation which can be seen from a public street, sidewalk or adjoining nearby properties? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO</p> <p>Will the home occupation generate sounds which can be heard outside the walls of your home? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO</p> <p>If the answer to the above question is yes, will such sounds be audible between the hours of 8 PM and 8 AM? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO</p> <p>Will equipment used by you have the potential to disrupt or adversely effect radio and television reception in the neighborhood? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO</p> <p>Will the home occupation change the appearance of your home and will there be any indication the dwelling is being used for anything other than a residential purpose? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO</p> <p>Do you intend to conduct sales or offer some service in your home or within your residential property? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO</p> <p>Will you offer any items for rent? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO</p> <p>Do you intend to advertise your home occupation? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO</p>	
IF YOU ANSWERED "YES" TO ANY OF THE ABOVE QUESTIONS, PLEASE EXPLAIN IN DETAIL YOUR REASONS FOR YOUR AFFIRMATIVE RESPONSE(S). PLEASE USE AN ADDITIONAL PAGE	
I declare under the penalty of perjury that the foregoing information is true and correct	
Signature of Applicant	<u>[Signature]</u>
Date	<u>2-16-2016</u>

Attachment E

February 16, 2016

To:

Planning Board of Lemon Grove

3232 Main Street

Lemon Grove, CA 91945

619-825-3800

From:

James N. Woods

8204 Blossom Hill Ct

Lemon Grove, CA 91945

My name is James Woods and I would like to run a small business from my home. My mission is to provide top notch quality service to San Diego for firearms service, repair and preservation. I appreciate your consideration in the following:

- 1.) Business to Business. I plan on working with area businesses to provide service to their customers for all their repair needs. I will pick up and return, to the company, any client firearms that I have serviced. This will allow me to **not** have any "walk-in" clients.
- 2.) Low Key Operations. All of my equipment is no louder than an average air compressor in your garage. I plan on conducting work between 9:00 am and 3:00 pm. The work to be completed will usually be completed by hand with non-power tools.
- 3.) Services to Provide. I plan on providing the following services: general cleaning services, general repairs, light machine work, customization of legal firearms and firearms appraisals
- 4.) Security of the Property. I have contacted BATFE and CAL DOJ in regards to my security plan. As soon as the planning board of Lemon Grove approves my "Sole Proprietor" business application, I will finish the security plan. I wish to build a workshop in my garage, which will be turned into a secure space. I will need to add a deadbolt lock to the side walk-in door to the garage, add an additional security point to my home security system, and install a security camera for extra measure. I have an eight (8) gun security cabinet and a pistol security cabinet that will be installed on the premises for additional security, as well.

Respectfully,

James Woods



February 16, 2016

CITY OF LEMON GROVE

Development Services Department

"Best Climate On Earth"

James Woods
8204 Blossom Hill Ct
Lemon Grove, CA 91945

**Subject: Home Occupation Permit Application received February 16, 2016 at
8204 Blossom Hill Ct, Lemon Grove, CA**

Dear Mr. Woods,

The City of Lemon Grove ("City") is in receipt of your application for a Home Occupation Permit Application for "Gunsmithing: Firearms repair, modification and manufacture" at 8204 Blossom Hill Ct.

City staff has determined that your business for gunsmithing, as proposed, is not a permitted use in the City of Lemon Grove and is inconsistent with the purpose and general provisions of the Lemon Grove Municipal Code and the Residential Low Medium zone and is therefore denied.

The denial of your Home Occupation Permit Application is based on the information you submitted and the following conclusions:

The Home Occupation Permit application states that the proposed home occupation business is "Gunsmithing: Firearms repair, modification and manufacture". This use is not listed as a permitted use or a conditionally permitted use within the City of Lemon Grove and is inconsistent with the purpose and general provisions of any of the City of Lemon Grove's commercial or residential zones (LGMC § 17.16.070.)

City records indicate that uses related to "firearms" were previously identified in the LGMC, but were specifically removed in 1995. In 1995 and 1996, the City Council was deliberating on a proposed Ordinance to allow firearm sales and gunsmithing during the course of three meetings. The Ordinance was not adopted.

The Lemon Grove Municipal code is constructed as a restrictive code and identifies only those uses that may be allowed by right or by discretionary permit. Where the Municipal Code is silent or a particular use does not meet the functional and/or operational characteristics of an identified allowable use, that use is prohibited.

The Development Services Director is responsible for determinations regarding the appropriate classification for any proposed use (LGMC 17.12.070). Any application made in conflict with the provisions of the LGMC, state law, or federal law shall be denied.

Attachment F

The City Council is the body that establishes the rules and regulations under Title 17 and may, on its own motion, interpret the scope and meaning of any provision under this title, including the applicability of any provision to a particular person or property. The City Council may request the advice on any interpretation from the development services director or any other advisory body it has formed, or chooses to form, for this purpose.


If you disagree with the denial of your home occupation permit application, you may request the City Council's review of the Development Director's determination and interpretation of the regulations. The filing fee for this application is \$75.00.

Sincerely,

A handwritten signature in dark ink, appearing to be 'D. De Vries', with a horizontal line extending to the right.

David De Vries
Acting Development Services Director

cc: City Manager
City Attorney

 <div style="display: inline-block; vertical-align: middle; margin-left: 10px;"> <p style="margin: 0; color: blue;">CITY OF LEMON GROVE</p> <p style="margin: 0; color: blue;">FEB 25 2016</p> <p style="margin: 0; color: blue;">DEVELOPMENT SERVICES</p> </div>	
<p>APPEAL APPLICATION & REQUEST FOR PUBLIC HEARING</p> <p>Community Development Department / Planning Division 3232 Main Street, Lemon Grove, CA 91945 Phone: 619-825-3805 Fax: 619-825-3818 www.ci.lemon-grove.ca.us</p>	
APPLICANT: James Woods dba CJ's Custom Shop (prospectively)	PHONE:
ADDRESS: 8204 Blossom Hill Ct. Lemon Grove, CA 91945	FAX:
	EMAIL: _____ n
CASE/PROJECT NUMBER: None given; APN 577-720-07-00 RL/M	
DECISION /CONDITIONS OF APPROVAL BEING APPEALED (INCLUDE CONDITION ITEM NUMBERS): Denial of Home Occupation Permit Application; Denial of Planning Department Approval; Denial of Zoning Clearance; Denial of Business License Application; all at above address.	
SPECIFIC REASON(S) FOR APPEAL OR REQUEST FOR PUBLIC HEARING: Proposed Use/Home Occupation is an acceptable Accessory Use under LGMC section 17.24.060 D. 5. (Accessory Uses in Residential Zones/Home Occupations); Proposed Use is in compliance with the definition and limitations of LGMC 18.20.020 ("Home Occupation"). The Proposed Use will not give "any indication of other than residential use, and will not be detrimental . . . by virtue of traffic flow, noise, odor or other adverse conditions." The Proposed Use is not violative of any restriction in LGMC section 18.20.030. No firearms sales, manufacturing nor discharge will occur. All federal and State permits will be in place but are subject to this City approval. Attach additional sheets if necessary. <u>Original Applications and supporting documents attached.</u>	
< _____ Applicants Signature	25 FEB 2016 Date
TO BE COMPLETED BY PLANNING STAFF	
FILE #(s): AA1-600-0001	
DATE: 2/25/16	
FEES: 75	RECEIPT #: 2320
COMMENTS and/or CONDITIONS:	

8204 Blossom Hill Ct

